

C-02-CV-20-001045

EXHIBIT A

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Cove Creek; South 51° 23' 22" East 456.60 feet, South 34° 34' 39" East 205.25 feet and South 69° 52' 23" East 336.62 feet to a point where the extension of the westernmost boundary of "Franklin Manor Beach" intersects said shore line; thence running along said extension and said boundary, leaving the shore line of Deep Cove Creek, South 10° 17' 30" West 945.24 feet to the place of beginning (passing in transit an iron pipe set 138.00 feet from the beginning of this line, and an iron pipe found at 186.77 feet from the end of this line). Containing 24.909 acres of land, more or less, according to a survey and plat made by Hugh W. Wilkerson & Associates, Engineers and Surveyors, dated May, 1972, which said plat is recorded among the Land Records of Anne Arundel County in Liber 2533, folio 768.

SUBJECT, however, to a 30 foot right-of-way described in a Deed recorded in Liber GTC 1396, folio 213, and whose westerly edge is coincident with the North 26° 17' 45" East 1112.04 foot line described above, and for a distance of 1076.04 feet from the beginning of said line.

SUBJECT, however, to a Declaration of Covenants, Conditions and Restrictions dated January 12, 2005, and recorded among the Land Records of Anne Arundel County in Liber 16247, folio 241; an Inspection and Maintenance Agreement dated November 19, 2004, and recorded among the aforesaid Land Records in Liber 15942, folio 111; a Deed dated April 29, 2005, and recorded in the aforesaid Land Records in Liber 16294, folio 560; and a Deed of Easement and Agreement dated April 29, 2005, and recorded in the aforesaid Land Records in Liber 16294, folio 618.

BEING the same property conveyed to the Grantor from Phyllis C. Taylor, John O Crandell, Jr., Wayne L. Crandell, and Charles A. Crandell, in that certain Gift Deed dated May 24, 2005, and recorded among the Land Records of Anne Arundel County, Maryland at Liber 16356, folio 647.

Together with all improvements thereon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appurtenant thereto.

To have and to hold the property hereby conveyed unto the Grantee, its successors and/or assigns, in fee simple, forever.

The Grantor covenants to warrant specially the property and to execute such further assurances of the property as may be requisite.

IN TESTIMONY WHEREOF the Grantor has caused this Deed to be executed on its behalf by its duly authorized officer.

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ATTEST

GRANTOR:
CRANDELL COVE INCORPORATED

Pauline Randall

By: Clayton W. Taylor
Clayton W. Taylor, President

AFFIDAVIT OF CONSIDERATION

I, THE UNDERSIGNED, PRESIDENT OF CRANDELL COVE INCORPORATED, A MARYLAND NON-STOCK CORPORATION, HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFOREGOING CONVEYANCE IS SIX HUNDRED TWENTY THOUSAND DOLLARS (\$620,000.00).

ATTEST

GRANTOR:
CRANDELL COVE INCORPORATED

Pauline Randall

By: Clayton W. Taylor
Clayton W. Taylor, President

STATE OF MARYLAND, COUNTY OF CALVERT, TO WIT:

I HEREBY CERTIFY, that on this 15th day of November, 2011, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared Clayton W. Taylor, who acknowledged himself to be the President of Crandell Cove Incorporated, a Maryland non-stock corporation, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kinta Lynn Hassler
Notary Public

My Commission Expires: KINTA LYNN HASSLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2015

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THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.



Dominic J. Souza, Esq.

After recording, please return to:

Dominic J. Souza, Esq.
Souza LLC Attorneys
2543 Housley Road
Annapolis, MD 21401

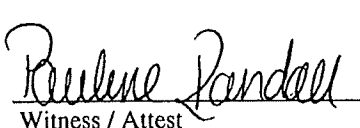
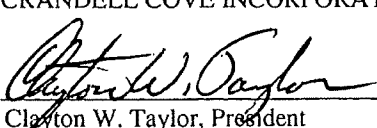
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Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of Section 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership or real property is presented for recordation. The requirements of Section 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor: CRANDELL COVE INCORPORATED	
2. Reasons for Exemption	
Resident Status	<p><input type="checkbox"/> I, the Transferor, is a resident of the State of Maryland.</p> <p><input checked="" type="checkbox"/> Transferor is a resident entity under §10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.</p>
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
<p>_____ Witness</p>	
3b. Entity Transferors	
<p>CRANDELL COVE INCORPORATED</p> <p> Witness / Attest</p> <p> Clayton W. Taylor, President</p>	

Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

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